



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA

ZONING MAP CHANGE REPORT



This item (Attachment 7) is a component of the '1307 Old Oxford' Annexation request (Case BDG1300016). Please refer to that case for additional details.

Meeting Date: August 18, 2014

Zoning Map Change Application Summary

Case Number: Z1400015A

Case Name: 1307 Old Oxford Road Initial

Request: Initial Zoning Request

Location: 1307 Old Oxford Road, west side of Old Oxford Road, south of Wolfpack Drive and north of Hamlin Road

Staff Summary

Staff determines that the applicant requests an initial zoning that is not the least intense zoning based on the Development Tier and size of the lot. Residential Rural (RR) would be the least intense zoning applicable for this site. A development plan has not been submitted for the subject parcel.

The applicant requests that City Council adopt the present county zoning of Industrial Light (IL). The tables below compare the present zoning (IL) and least intensive zoning (RR), as well as provide additional site information. Finally, Staff lists two alternatives for action on this request.

Table 1. District Requirements – IL

Requirement	Code Provision	Required
Minimum Site Area (square feet)	6.10.1B.2	25,000
Maximum Height (feet)	6.10.1B.2	50
Minimum Street Yard (feet)	6.10.1B.2	40
Minimum Side Yard (feet)	6.10.1B.2	30
Minimum Rear Yard (feet)	6.10.1B.2	25

Table 2. District Requirements for Least Intensive Zoning – RR		
Requirement	Code Provision	Required
Minimum Lot Area (square feet)	6.2.1.A.1	30,000
Residential Density (maximum)	6.2.1.A.1	1.4 (DU/Ac.)
Maximum Height (feet)	6.2.1.A.1	35
Minimum Street Yard (feet)	6.2.1.A.1	50
Minimum Side Yard (feet)	6.2.1.A.1	12 each side 30 both sides total
Minimum Rear Yard (feet)	6.2.1.A.1	25

Table 3. Environmental Protection			
Resource Feature	UDO Provision	Required- IL	Required - RR
Tree Coverage	8.3.1C	10%	20%

Table 4. Project Boundary Buffers			
Cardinal Direction	Adjacent Zone	Required Opacity, IL	Required Opacity, RR
North	IL	0.2/0.4	0.2/0.8
East	IL	0.2/0.4	0.2/0.8
South	CC(D)	0.2/0.4	0.2/0.8
West	IL	0.2/0.4	0.2/0.8

Alternatives
Based on the information above, Staff presents the following two alternatives for the Council to consider:
Alternative A
If the annexation petition is approved, adopt the applicant's requested zoning, Industrial Light (IL)
Alternative B
If the annexation petition is approved, direct staff to initiate an initial zoning change to the least intensive zoning applicable to this site, Residential Rural (RR)